

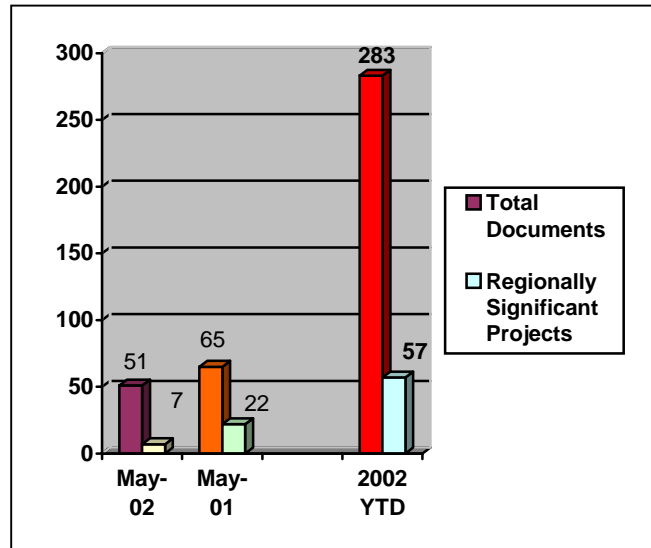
**A summary on  
Development  
Activity in the SCAG  
Region**

# IGR BULLETIN

## MAY 2002: DEVELOPMENT ACTIVITY SUMMARY

For the month of May, SCAG's IGR Section received, logged and reviewed over 51 documents for a variety of projects, programs and plans within the six County SCAG region. This is a decrease in the number of documents received over last year for the same month.

SCAG's IGR Section received, logged and reviewed over 50 documents for a variety of projects, programs and plans within the six County SCAG region. On average, SCAG's IGR Section receives over 600 documents each year.



On average, SCAG's IGR Section receives over 600 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the month of May 2002.

- The majority of documentation received was from Los Angeles, Riverside and Ventura Counties. The documentation was for projects related to public facilities, general plan amendments and/or updates, residential and commercial developments.

For more information on development projects and locations, see pages three and four.

- Staff received documentation on two commercial projects. The number of projects represents a potential development of approximately 231,020 square feet of commercial space. The majority of the proposed new commercial development will occur in Los Angeles County.
- Staff received documentation two mixed-use projects. The number of projects represents a potential development of approximately 1,666,000 square feet of a mix of commercial, office and industrial uses, along with 736 residential units. The majority of the proposed new development will occur in Los Angeles County.
- Staff received documentation on fifteen residential projects. The number of projects represents a potential development of approximately 1,490 dwelling units, of which 195 units will be developed for senior citizens. The majority of the proposed new residential units will occur in Riverside County.
- Staff received documentation on three transportation projects. The new transportation projects will occur in Orange, Los Angeles, and Ventura Counties.

## PROPOSED DESERT DEVELOPMENT

An article in the May 2002 issue of *Architectural Record* outlines a proposed new development in the desert. North of Palm Springs and Rancho Mirage, near the Joshua Tree National Monument, California Intelligent Communities is in the early stages of planning 9,000 acres into 7,000 residential units, three hotels, two country clubs, a three million square foot technology center, and a university facility. Development of the "Joshua Hills" project is scheduled to break ground in 2004. The proposal, according to the article, has raised the concerns of local conservationists. Planners for Riverside County are aware of the proposed development, however, there has been no formal submittal of the project.

## MAY 2002: IGR ACTIVITY

<b>TOTAL NUMBER OF ITEMS/PROJECTS RECEIVED</b>	<b>51</b>
<b>PROJECTS OF REGIONAL SIGNIFICANCE REVIEWED</b>	<b>7</b>

<b>TOTAL NUMBER OF ITEMS/PROJECTS YEAR TO DATE</b>	<b>283</b>
<b>PROJECTS OF REGIONAL SIGNIFICANCE YEAR TO DATE</b>	<b>57</b>

<b>DOCUMENT TYPE</b>	<b>All Documents</b>	<b>Reg. Sig. Documents</b>
NOP	12	3
DRAFT EIR, EIS, EIR/EIS	7	3
IS/EA, EA	1	1
IS/ND, ND	13	0
IS/MND, MND	3	0
PERMIT	6	0
FEDERAL GRANTS	9	0
<b>TOTAL</b>	<b>51</b>	<b>7</b>

<b>Development Type</b>	<b>All Projects</b>	<b>Reg. Sig. Projects</b>
RESIDENTIAL	15	1
COMMERCIAL	2	0
INDUSTRIAL	4	0
OFFICE	0	0
MIXED-USE	2	1
TRANSPORTATION	3	2
PUBLIC FACILITIES	18	2
GENERAL PLAN	7	1
<b>TOTAL</b>	<b>51</b>	<b>7</b>

<b>Projects By County</b>	<b>All Projects</b>	<b>Reg. Sig. Projects</b>
LOS ANGELES	16	1
ORANGE	5	1
RIVERSIDE	16	3
SAN BERNARDINO	2	1
VENTURA	8	1
IMPERIAL	4	0
OTHER /OUTSIDE SCAG	0	0
<b>TOTAL</b>	<b>51</b>	<b>7</b>

## RIVERSIDE COUNTY GENERAL PLAN

The IGR Section received a Notice of Preparation (NOP) to prepare a Draft Environmental Impact Report (EIR) for the Riverside County General Plan. The General Plan will describe the projected growth and development within Riverside County over the long term. The Plan is part of the Riverside County Integrated Planning Project (RCIP) process, which consists of three coordinated plans to determine future planning, transportation, and conservation needs for the County. The Draft EIR will evaluate a range of alternatives to the General Plan that addresses various development scenarios. Public comment on the NOP ends June 30, 2002. Release of the Draft EIR for public comment, and the public meetings will be announced in the local news media, as these dates are established.

The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*.

# **SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS** **INTERGOVERNMENTAL REVIEW SECTION**



## **PROJECT DEVELOPMENT SUMMARY**

May 2002

MAY										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
CVAG	RIV	D Hot Springs	1. Desert Hot Springs Senior Housing		RES	80		20239	N	Fed. Grant - Senior Housing
WRCOG	RIV	Corona	2. Corona Senior Affordable Housing		RES	40		20241	N	Fed. Grant - Senior Housing
WRCOG	RIV	Hemet	3. Supportive Housing for the Elderly		RES	75		20243	N	Fed. Grant - Senior Housing
City of LA	LA	Los Angeles	4. Commercial/Industrial Development	21.5	MXU		150,000	20244	N	Com/Industrial mix: 7 buildings
SGVCOG	LA	W. Covina	5. Commercial Development		COM		11,524	20247	N	Two bldgs for a restaurant and bank
WRCOG	RIV	Riv. County	6. Industrial Development	73	IND		12,498	20253	N	Auto transfer/storage facility for 5,500 cars
WRCOG	RIV	Riv. County	7. TTract 29667: Res. Development	105	RES	428		20254	N	428 Lot - Residential Development
City of LA	LA	Los Angeles	8. Palisades Landmark Condo Project		RES	82		20265	N	Townhouse and Condo development
SGVCOG	LA	San Dimas	9. Costco Commercial Complex	23	COM		219,500	20268	N	Warehouse/retail facility with ancillary retail
City of LA	LA	Los Angeles	10. Corbin and Nordhoff Development	44	MXU	736	1,516,000	20273	Y	4 scenarios: Com-Office-Res/Ofc-Res/Com
WRCOG	RIV	Riv. County	11. TTract 30142: Res. Development	166	RES	537		20276	Y	537 Lots, 5 pocket parks and paseos
VCOG	VEN	San B'ventura	12. Residential Development	3.3	RES	214		20260	N	120 single family units, 94 senior units
VCOG	VEN	Oxnard	13. Residential Development	4.35	RES	38		20280	N	Creation of 40 lots to construct 38 units

See Page 4 for Project/Development Locations

\* Per CEQA Guidelines Section 15206

Docs #: 70693



# PROJECT/ DEVELOPMENT LOCATIONS MAY 2002



SOUTHERN CALIFORNIA  
ASSOCIATION of GOVERNMENTS



Criteria for projects of regional significance is outlined in the CEQA Guidelines, Section 15206, and SCAG mandates that directly relate to policies and strategies contained in the RCPG and RTP

## CRITERIA FOR PROJECTS OF REGIONAL SIGNIFICANCE

The criteria for projects of regional significance are defined in Appendix B of the *Handbook*, based on California Environmental Quality Act (CEQA) Guidelines, Section 15206, and projects that directly relate to the policies and strategies contained in the RCPG and the RTP. A few of the criteria for regionally significant projects are listed below.

- ☐ A proposed residential development of more than 500 dwelling units.
- ☐ A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.
- ☐ A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.
- ☐ A proposed hotel / motel of more than 500 rooms.
- ☐ A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.
- ☐ Construction or expansion of freeways: state highways; principle arterials; routes that provide primary access to major activity centers, such as amusement parks, regional shopping centers, military bases, airports, and ports; goods movement routes, including both truck routes and rail lines; intermodal transfer facilities, such as transit centers, rail stations, airports, and ports; and fixed transit routes, such as light and heavy rail, and commuter rail.



818 West 7<sup>th</sup> Street  
12<sup>th</sup> Floor  
Los Angeles, CA  
90017-3435

PHONE:  
(213) 236-1800

FAX:  
(213) 236-1962



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[www.scag.ca.gov](http://www.scag.ca.gov)

## INTERGOVERNMENTAL REVIEW

SCAG's Intergovernmental Review (IGR) Section is part of the Department of Performance Assessment and Implementation. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.

## PERFORMANCE ASSESSMENT AND IMPLEMENTATION

The Department of Performance Assessment and Implementation is responsible for monitoring the performance of the region and for monitoring the implementation of regional plans. Specifically, this involves monitoring regional policy plans, monitoring and assessing the effectiveness of SCAG policies in accomplishing state goals, and establishing indicators and benchmarks for regional performance against the RCPG and the RTP. Its duties include the preparation of the Regional Transportation Improvement Program for submission to the California Transportation Commission, and an expanded version for submission to the United States Department of Transportation, which are the documents from which funding approvals are made for projects funded with federal and state monies.